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4 Anvil Court Denmark Street Wokingham



Very well presented prominent self-contained offices with 8 parking spaces
1,651 sq ft
New lease available

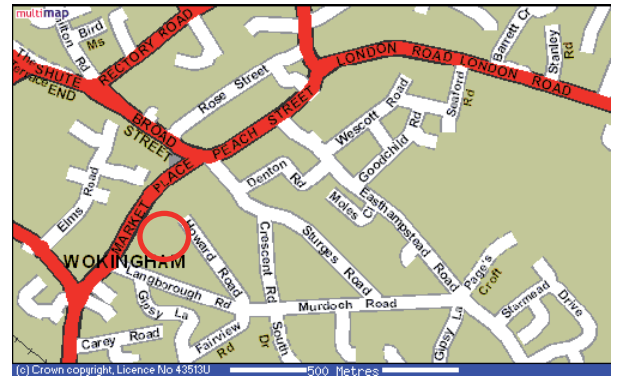
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4 ANVIL COURT, DENMARK STREET, WOKINGHAM

SITUATION:

Wokingham is located approximately 2 miles from the A329M Motorway spur which provides direct access to Junction 10 of the M4 motorway. Anvil Court is located on Denmark Street, within the town centre and therefore provides excellent access to all facilities and amenities. The premises are adjacent to Denmark Street car park and close to the recent Elms Fields development, with hotel and cinema.



DESCRIPTION:

The property comprises modern self contained office accommodation over ground and first floors. Entry is from Denmark Street or from the rear car park.

AMENITIES:

- Suspended ceilings
- Category II lighting
- 2 WCs and kitchen
- Comms room
- Parking for 8 cars
- Perimeter trunking
- Category 5e cabling

AVAILABILITY:

The offices are available under the terms of a new full repairing and insuring lease, for a term to be agreed

ACCOMMODATION: 1,651 sq ft

RENT: On application.

RATES: Rateable value £23,505.

LEGAL COSTS: Both parties to bear their own legal costs.

NOTE

Prospective Purchasers/Lessees are advised that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. The mention of appliances and/or services within these sales particulars does not imply they are in full and efficient working order, nor that they comply with relevant statutory regulations.